

PUBLIC REVIEW DRAFT

AGRICULTURE & ANIMAL CARE  
CODE CHANGES TEXT  
TO THE KING COUNTY CODE

Part of the  
2006 Rural Economic Strategies Code Changes Package

(Please see the “2006 Rural Economic Strategies Code Changes Package – Summary Document” for the introduction, public review and input process, and summary of the agricultural and animal care code changes.)

1       **RURAL ECONOMIC STRATEGIES – AGRICULTURE CODE CHANGES**

2  
3       SECTION 1. Ordinance 10870, Section 69 and K.C.C. 21A.06.145 are each  
4 hereby amended to read as follows:

5       **Building(~~(;)~~) materials and hardware (~~((and garden materials))~~) store.**

6 Building(~~(;)~~) materials and hardware (~~((and garden materials))~~) store: an establishment  
7 engaged in selling lumber and other building materials, (~~((feed, or lawn and garden~~  
8 ~~supplies))~~) paint and glass; including, but not limited to uses located in SIC Major Group  
9 No. 52-Building Materials, Hardware, Garden Supply, excluding Retail Nurseries and  
10 Lawn and Garden Stores and Mobile Home Dealers. (Ord. 10870 § 69, 1993).

11       SECTION 2. A new section is hereby added to K.C.C. chapter 21A.06 to read as  
12 follows:

13       **Nursery, Garden Center and Farm Supply Store.** Nursery, Garden Center and  
14 Farm Supply Store: an establishment primarily engaged in retailing to the general public:

15       A. Trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers,  
16 pesticides, garden tools and other garden supplies; and

17       B. Animal feeds, fertilizers, agricultural chemicals, pesticides, seeds, and other  
18 farm supplies, except grains.

19       SECTION 3. A new section is hereby added to K.C.C. chapter 21A.06 to read as  
20 follows:

21       **Winery.** Winery: An establishment primarily engaged in one or more of the  
22 following:

23       (A) Growing grapes or fruit and manufacturing wine, cider or brandies;

## 2006 Agriculture Code Changes Text – Public Review Draft

24 (B) Manufacturing wine, cider, or brandies from grapes and other fruits grown  
25 elsewhere; and

26 (C) Blending wines, cider or brandies.

27 SECTION 4. Ordinance. 10870, Section 330, as amended, and K.C.C.  
28 21A.08.030 are each hereby amended to read as follows:

### 29 Residential land uses.

#### 30 A. Residential land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
P-Permitted Use C-Conditional Use S-Special Use			A	F	M	R	U	R	R	N	B	C	B	R	B
			I	O	I	U	R	R	E	I	U	O	U	E	U
		C	S	R	A	A	A	A	A	G	I	H	M	I	O
		T	R	N	R	B	E	B	N	B	O	R	U	N	S
		L	E	E	L	A	N	N	I	H	N	N	N	S	S
		T	S	A					D	O	I	T	S	A	S
		Y							A						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		
	DWELLING UNITS, TYPES:														
*	Single Detached	P C13	P2		P C13	P C13	P C13	P C13	P17						
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3			
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3			
*	Mobile Home Park				S14		C8	P							
*	Cottage Housing						C16								
	GROUP RESIDENCES:														
*	Community Residential Facility-I				C	C	P15 C	P	P3	P3	P3	P3			
*	Community Residential Facility-II							P	P3	P3	P3	P3			
*	Dormitory				C6	C6	C6	P							
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3			
	ACCESSORY USES:														
*	Residential Accessory Uses	P7 P18	P7		P7	P7	P7	P7	P7	P7	P7	P7			
*	Home Occupation	P	P		P	P	P	P	P	P	P	P			
*	Home Industry	C			C	C	C								
	TEMPORARY LODGING:														
7011	Hotel/Motel (1)									P	P	P			
*	Bed and Breakfast Guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11				
7041	Organization Hotel/Lodging Houses										P				
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

31 B. Development conditions.

## 2006 Agriculture Code Changes Text – Public Review Draft

1. Except bed and breakfast guesthouses.

2. In the forest production district, the following conditions apply:

a. Site disturbance associated with development of any new residence shall be

limited to three acres. Site disturbance shall mean all land alterations including, but not

limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

disposal systems and driveways. Additional site disturbance for raising livestock, up to

the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm

management (conservation) plan is prepared in accordance with K.C.C. chapter 21A.30.

Animal densities shall be based on the area devoted to animal care and not the total area

of the lot;

b. A forest management plan shall be required for any new residence in the

forest production district, which shall be reviewed and approved by the King County

department of natural resources and parks prior to building permit issuance; and

c. A fire protection plan for the subject property is required and shall be

reviewed and approved by the Washington state department of natural resources with the

concurrence of the fire marshal for each residential use. This plan shall be developed in

such a manner as to protect the adjoining forestry uses from a fire that might originate

from the residential use. This plan shall provide for setbacks from existing forestry uses

and maintenance of approved fire trails or other effective fire line buffers on perimeters

with forest land.

3. Only as part of a mixed use development subject to the conditions of K.C.C.

chapter 21A.14, except that in the NB zone on properties with a land use designation of

commercial outside of center (CO) in the urban areas, stand-alone townhouse

## 2006 Agriculture Code Changes Text – Public Review Draft

developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and 21A.14.180.

4.a. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.

b. In the R-1 zone, apartment units are permitted, provided that:

(1) The proposal shall be subject to a conditional use permit when exceeding base density,

(2) At least fifty percent of the site is constrained by unbuildable sensitive areas. For purposes of this section, unbuildable sensitive areas shall include wetlands, streams and slopes forty percent or steeper and associated buffers; and

(3) The density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

c. In the R-4 through R-8 zones, apartment units are permitted, provided that the proposal shall be subject to a conditional use permit when exceeding base density, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

5. Apartment units are permitted outright as follows:

a. In the R-1 zone when at least fifty percent of the site is constrained by unbuildable sensitive areas which for purposes of this section, includes wetlands, streams and slopes forty percent or steeper and associated buffers, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

b. In the R-4 through R-8 zones, provided that the density does not exceed

## 2006 Agriculture Code Changes Text – Public Review Draft

18 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

6. Only as an accessory to a school, college, university or church.

7.a. Accessory dwelling units:

(1) Only one accessory dwelling per primary single detached dwelling unit;

(2) Only in the same building as the primary dwelling unit on an urban lot that is less than ten thousand square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

(3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;

(4)(a) One of the dwelling units shall not exceed a floor area of one thousand square feet except when one of the dwelling units is wholly contained within a basement or attic((,)); and

(b) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

(5) One additional off-street parking space shall be provided;

(6) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

(7) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records, elections and licensing services division, which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit.

The required contents and form of the notice shall be set forth in administrative rules. If

## 2006 Agriculture Code Changes Text – Public Review Draft

an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone((-)); and

(8) Accessory dwelling units and accessory living quarters are not allowed in the F zone.

~~((9) In the A zone, one accessory dwelling unit is allowed on any lot under twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty acres or more, provided that the accessory dwelling units are occupied only by farm workers and the units are constructed in conformance with the State Building Code.))~~

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, provided there is:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as an accessory to the permanent residence of the operator, and:

a. Serving meals to paying guests shall be limited to breakfast; and

b. There shall be no more than five guests per night.

**2006 Agriculture Code Changes Text – Public Review Draft**

- 124           10. Only as an accessory to the permanent residence of the operator, and:
- 125           a. Serving meals to paying guests shall be limited to breakfast; and
- 126           b. The number of persons accommodated per night shall not exceed five,
- 127 except that a structure that satisfies the standards of the Uniform Building Code as
- 128 adopted by King County for R-1 occupancies may accommodate up to ten persons per
- 129 night.
- 130           11. Only if part of a mixed use development, and subject to the conditions of
- 131 K.C.C. 21A.08.030B.10.
- 132           12. Townhouses are permitted, but shall be subject to a conditional use permit if
- 133 exceeding base density.
- 134           13. Required before approving more than one dwelling on individual lots,
- 135 except on lots in subdivisions, short subdivisions or binding site plans approved for
- 136 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.
- 137 21A.08.030B.7.
- 138           14. No new mobile home parks are allowed in a rural zone.
- 139           15. Limited to domestic violence shelter facilities.
- 140           16. Only in the R4-R8 zones limited to:
- 141           a. developments no larger than one acre;
- 142           b. not adjacent to another cottage housing development such that the total
- 143 combined land area of the cottage housing developments exceeds one acre; and
- 144           c. All units must be cottage housing units with no less than three units and no
- 145 more than sixteen units, provided that if the site contains an existing home that is not
- 146 being demolished, the existing house is not required to comply with the height limitation



## 2006 Agriculture Code Changes Text – Public Review Draft

in subsection B.25. of this section or the floor area and footprint limits in K.C.C.  
21A.14.025.B.

17. The development for a detached single-family residence shall be consistent  
with the following:

- a. The lot must have legally existed prior to March 1, 2005;
- b. The lot has a comprehensive plan land use designation of Rural  
Neighborhood or Rural Residential; and
- c. The standards of this title for the RA-5 zone shall apply.

18. Agricultural worker housing as follows:

a. Not more than:

(1) One agricultural worker dwelling unit on a site under twenty acres;

(2) Two agricultural worker dwelling units on a site between twenty acres and  
fifty acres;

(3) Three agricultural worker dwelling units on a site greater than fifty acres  
and less than one-hundred acres; and

(4) On sites one-hundred acres and larger one additional agricultural worker  
dwelling unit for each additional one hundred acres;

b. The primary use of the site shall be SIC Industry Group No. 01-Growing  
and Harvesting Crops or No. 02-Raising Livestock and Small Animals. If the primary  
use of the site changes, all agricultural worker dwelling units shall be removed;

c. The applicant shall file a notice on a form provided by the department and  
approved by the department of executive services, records, elections and licensing  
services division, that identifies the agricultural dwelling units as accessory. The notice

## 2006 Agriculture Code Changes Text – Public Review Draft

170 shall run with the land. The applicant shall submit proof that the notice was filed before  
 171 the department shall approve any permit for the construction of agricultural dwelling  
 172 units.

173 d. An agricultural worker dwelling unit shall not exceed a floor area of one  
 174 thousand square feet;

175 e. One off-street parking space shall be provided for each agricultural dwelling  
 176 unit; and

177 f. The agricultural dwelling units shall be constructed in compliance with  
 178 either K.C.C. Title 16 or with the temporary worker building code adopted pursuant to  
 179 RCW Chapter 70.114A.

180 (Ord. 15032 § 10, 2004: Ord. 14279 § 1, 2002: Ord. 14199 § 232, 2001: Ord. 14045 §  
 181 10, 2001: Ord. 12786 § 2, 1997: Ord. 12596 § 3, 1997: Ord. 12522 § 3, 1996: Ord.  
 182 12273 § 1, 1996: Ord. 12243 § 1, 1996: Ord. 11621 § 135, 1994: 11157 § 11, 1993:  
 183 Ord. 10870 § 330, 1993).

184 SECTION 5. Ordinance. 10870, Section 332, as amended, and K.C.C.  
 185 21A.08.050 are each hereby amended to read as follows:

### 186 **General services land uses.**

#### 187 **A. General services land uses.**

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use C-Conditional Use S-Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N	R E S E R V E	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	B U S I N E S S	R E G I O N A L	B U S I N E S S	O F F I C E	I N D U S T R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	PERSONAL SERVICES:																	
72	General Personal						C25	C25	P	P	P	P3	P3					

## 2006 Agriculture Code Changes Text – Public Review Draft

	Service												
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5, 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10, 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	C33			P32 C33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27, 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13, 31	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
<u>0752</u>	<u>Animal specialty services</u>				<u>C</u>	<u>C</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	<b>HEALTH SERVICES:</b>												
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	<b>EDUCATION SERVICES:</b>												
*	Elementary School				P16 15, 31	P	P	P		P16c	P16c	P16c	
*	Middle/Junior High School				P16 C15, 31	P	P	P		P16c	P16c	P16c	
*	Secondary or High School				P16 C15, 26, 31	P26	P26	P26		P16c C	P16c C	P16c	
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School			P18	P19 C20, 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C23, 31 P16, C15	P23 C	P23 C	P23 C	C	P	P	P	P
<b>GENERAL CROSS REFERENCES:</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

## 2006 Agriculture Code Changes Text – Public Review Draft

- 189           1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted  
190 use table.
- 191           2. Except SIC Industry Group Nos.:
- 192           a. 835-Day Care Services, and
- 193           b. 836-Residential Care, which is otherwise provided for on the residential  
194 permitted land use table.
- 195           3. Limited to SIC Industry Group and Industry Nos.:
- 196           a. 723-Beauty Shops;
- 197           b. 724-Barber Shops;
- 198           c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 199           d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 200           e. 217-Carpet and Upholstery Cleaning.
- 201           4. Only as an accessory to a cemetery, and prohibited from the UR zone only if  
202 the property is located within a designated unincorporated Rural Town.
- 203           5. Structures shall maintain a minimum distance of one hundred feet from  
204 property lines adjoining residential zones.
- 205           6. Only as an accessory to residential use, and:
- 206           a. Outdoor play areas shall be completely enclosed by a solid wall or fence,  
207 with no openings except for gates, and have a minimum height of six feet; and
- 208           b. Outdoor play equipment shall maintain a minimum distance of twenty feet  
209 from property lines adjoining residential zones.
- 210           7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.  
211 21A.08.060.A.

## 2006 Agriculture Code Changes Text – Public Review Draft

8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, and:

a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;

b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;

c. Direct access to a developed arterial street shall be required in any residential zone; and

d. Hours of operation may be restricted to assure compatibility with surrounding development.

9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space for the kennel or office space for the cattery, and:

(1) Boarding or overnight stay of animals is allowed only on sites of five acres or more;

(2) No burning of refuse or dead animals is allowed;

(3) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

(4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

**2006 Agriculture Code Changes Text – Public Review Draft**

b. The following additional provisions apply to kennels or catteries in the A zone:

(1) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet;

(2) Obedience training classes are not allowed except as provided in subsection B.34. of this section; and

(3) Any buildings or structures used for housing animals and any outdoor runs shall be set back one hundred and fifty feet from property lines.

10.a. No burning of refuse or dead animals is allowed;

b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.

12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

## 2006 Agriculture Code Changes Text – Public Review Draft

15. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

c. In CB, RB and O, for K-12 schools with no more than one hundred students.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

**2006 Agriculture Code Changes Text – Public Review Draft**

- 281 19. Only as an accessory to residential use, and:
- 282 a. Students shall be limited to twelve per one-hour session;
- 283 b. All instruction must be within an enclosed structure; and
- 284 c. Structures used for the school shall maintain a distance of twenty-five feet
- 285 from property lines adjoining residential zones.
- 286 20. Subject to the following:
- 287 a. Structures used for the school and accessory uses shall maintain a minimum
- 288 distance of twenty-five feet from property lines adjoining residential zones;
- 289 b. On lots over two and one-half acres:
- 290 (1) Retail sale of items related to the instructional courses is permitted, if total
- 291 floor area for retail sales is limited to two thousand square feet;
- 292 (2) Sale of food prepared in the instructional courses is permitted with
- 293 Seattle-King County department of public health approval, if total floor area for food
- 294 sales is limited to one thousand square feet and is located in the same structure as the
- 295 school; and
- 296 (3) Other incidental student-supporting uses are allowed, if such uses are
- 297 found to be both compatible with and incidental to the principal use; and
- 298 c. On sites over ten acres, located in a designated Rural Town and zoned any
- 299 one or more of UR, R-1 and R-4:
- 300 (1) Retail sale of items related to the instructional courses is permitted,
- 301 provided total floor area for retail sales is limited to two thousand square feet;
- 302 (2) Sale of food prepared in the instructional courses is permitted with
- 303 Seattle-King County department of public health approval, if total floor area for food



## 2006 Agriculture Code Changes Text – Public Review Draft

304 sales is limited to one thousand seven hundred fifty square feet and is located in the same  
305 structure as the school;

306 (3) Other incidental student-supporting uses are allowed, if the uses are found  
307 to be functionally related, subordinate, compatible with and incidental to the principal  
308 use;

309 (4) The use shall be integrated with allowable agricultural uses on the site;

310 (5) Advertised special events shall comply with the temporary use  
311 requirements of this chapter; and

312 (6) Existing structures that are damaged or destroyed by fire or natural event,  
313 if damaged by more than fifty percent of their prior value, may reconstruct and expand an  
314 additional sixty-five percent of the original floor area but need not be approved as a  
315 conditional use if their use otherwise complies with development condition B.20.c. of this  
316 section and this title.

317 21. Limited to drop box facilities accessory to a public or community use such  
318 as a school, fire station or community center.

319 22. With the exception of drop box facilities for the collection and temporary  
320 storage of recyclable materials, all processing and storage of material shall be within  
321 enclosed buildings. Yard waste processing is not permitted.

322 23. Only if adjacent to an existing or proposed school.

323 24. Limited to columbariums accessory to a church, but required landscaping  
324 and parking shall not be reduced.

325 25. Not permitted in R-1 and limited to a maximum of five thousand square feet  
326 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

## 2006 Agriculture Code Changes Text – Public Review Draft

327           26.a. New high schools shall be permitted in the rural and the urban residential  
328 and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

329           b. Renovation, expansion, modernization, or reconstruction of a school, or the  
330 addition of relocatable facilities, is permitted.

331           27. Limited to projects that do not require or result in an expansion of sewer  
332 service outside the urban growth area. In addition, such use shall not be permitted in the  
333 RA-20 zone.

334           28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
335 21A.32 or as a joint use of an existing public school facility.

336           29. All studio use must be within an enclosed structure.

337           30. Adult use facilities shall be prohibited within six hundred sixty feet of any  
338 residential zones, any other adult use facility, school, licensed daycare centers, parks,  
339 community centers, public libraries or churches that conduct religious or educational  
340 classes for minors.

341           31. Subject to review and approval of conditions to comply with trail corridor  
342 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
343 community designated by the Comprehensive Plan.

344           32. Limited to repair of sports and recreation equipment:

345           a. as an accessory to a large active recreation and multiuse park in the urban  
346 growth area; or

347           b. as an accessory to a park, or a large active recreation and multiuse park in  
348 the RA zones, and limited to a total floor area of seven hundred fifty square feet.

349           33. Accessory to agricultural or forestry uses provided:

## 2006 Agriculture Code Changes Text – Public Review Draft

a. the repair of tools and machinery is limited to those necessary for the operation of a farm or forest.

b. the lot is at least five acres.

c. the size of the total repair use is limited to one percent of the lot size up to a maximum of five thousand square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

34. Subject to the following:

a. the lot is at least five acres.

b. in the A zones, area used for dog training shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils.

c. structures and areas used for dog training shall maintain a minimum distance of seventy-five feet from property lines.

d. all training activities shall be conducted within fenced areas or in indoor facilities. Fences must be sufficient to contain the dogs. (Ord. 15245 § 4, 2005: Ord. 15032 § 12, 2004: Ord. 14807 § 5, 2003: Ord. 14678 § 1, 2003: Ord. 14429 § 1, 2002: Ord. 14045 § 12, 2001: Ord. 13278 § 4, 1998: Ord. 13022 § 12, 1998: Ord. 12642 § 1, 1997: Ord. 12596 § 5, 1997: Ord. 12588 § 1, 1997: Ord. 12374 § 1, 1996: Ord. 11621 § 36, 1994: Ord. 11157 § 12, 1993: Ord. 11113 § 9, 1993: Ord. 10870 § 332, 1993).

SECTION 6. Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070 are each hereby amended to read as follows:

**Retail land uses.**

# 2006 Agriculture Code Changes Text – Public Review Draft

373

## A. Retail land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use	A		F	M	R	U	R	R	N	B	C	B	R	B	O	I	
C-Conditional Use	R		O	I	U	R	B	R	E	I	U	O	U	E	S	I	N
S-Special Use	I		R	N	R	B	A	B	S	G	M	M	S	G	S	F	D
	C	C	E	E	N	N	A	E	B	M	U	I	I	N	I	S	A
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	S	S	S	S	S	S	S</										

## 2006 Agriculture Code Changes Text – Public Review Draft

*	Monuments, Tombstones, and Gravestones									P	
*	Hobby, Toy, Game Shops							P	P	P	
*	Photographic and Electronic Shops							P	P	P	
*	Fabric Shops								P	P	
598	Fuel Dealers								C11	P	P
*	Florist Shops					C15	C15	P	P	P	P
*	Personal Medical Supply Stores								P	P	
*	Pet Shops							P	P	P	
*	Bulk Retail								P	P	
*	Auction Houses									P12	P
*	Livestock Sales	P17	P17		P17	P17	P17, 18				P
<b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

### B. Development conditions.

1.a. ~~((Only feed stores and garden supply stores.))~~ The floor area devoted to all retail sales shall not exceed three thousand five hundred square feet, unless it is located in a structure that was legally constructed and in existence at least five years at the time of development proposal application;

b. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or 02-Raising Livestock and Small Animals;

c. In the RA zone, more than fifty percent of the total value of sales shall be of trees, shrubs, other plants, seeds and bulbs grown on the lot;

d. May include locally made arts and crafts; and

e. Outside lighting is permitted if no off-site glare is allowed.

2. Only hardware and garden materials stores shall be permitted.

3.a. Limited to products grown on site.

b. Covered sales areas shall not exceed a total area of five hundred square feet.

**2006 Agriculture Code Changes Text – Public Review Draft**

4. No permanent structures or signs.

5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area.

6. Limited to a maximum of two thousand square feet of gross floor area.

7.a. The floor area devoted to all retail sales shall not exceed three thousand five hundred square feet, unless ~~((it is))~~ located in an agricultural structure, such as a barn, ~~((existing as of December 31, 2003.))~~ that was legally constructed and in existence at least five years at the time of development proposal application;

b. Forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products~~((:))~~;

c. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales~~((:))~~;

d. Sales shall be limited to agricultural products and locally made arts and crafts~~((:))~~;

e. Storage areas for agricultural products may be included in a farm store structure or in any accessory building~~((:))~~; and

f. Outside lighting is permitted if no off-site glare is allowed.

8. Excluding retail sale of trucks exceeding one-ton capacity.

9. Only the sale of new or reconditioned automobile supplies is permitted.

10. Excluding SIC Industry No. 5813-Drinking Places.

11. No outside storage of fuel trucks and equipment.

## 2006 Agriculture Code Changes Text – Public Review Draft

- 413           12. Excluding vehicle and livestock auctions.
- 414           13. Only as accessory to a winery or ((brewery)) SIC Industry No. 2082-Malt  
415 Beverages, and limited to sales of products produced on site and incidental items where  
416 the majority of sales are generated from products produced on site.
- 417           14. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a  
418 maximum of five thousand square feet of gross floor area, and subject to K.C.C.  
419 21A.12.330.
- 420           15. Not permitted in R-1 and limited to a maximum of five thousand square feet  
421 of gross floor area and subject to K.C.C. 21A.12.230.
- 422           16. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places,  
423 and limited to a maximum of five thousand square feet of gross floor area and subject to  
424 K.C.C. 21A.12.230 except as provided in subsection B.23. of this section.
- 425           17. Retail sale of livestock is permitted only as accessory to raising livestock.
- 426           18. Limited to the R-1 zone.
- 427           19. ~~((Limited to the sale of livestock feed, hay and livestock veterinary supplies~~  
428 ~~with a covered sales area of not more than two thousand square feet. The square foot~~  
429 ~~limitation does not include areas for storing livestock feed, hay or veterinary supplies or~~  
430 ~~covered parking areas for trucks engaged in direct sale of these products from the truck.~~
- 431           20.a. ~~The floor area devoted to retail sales shall not exceed two thousand square~~  
432 ~~feet, unless it is located in an agricultural structure, such as a barn, existing as of~~  
433 ~~December 31, 2003.~~
- 434           ~~b. Forty percent or more of the gross sales of agricultural products sold~~  
435 ~~through the store must be sold by the producers of primary agricultural products.~~

## 2006 Agriculture Code Changes Text – Public Review Draft

436           e. ~~Sixty percent or more of the gross sales of agricultural products sold through~~  
437 ~~the store over a five year period shall be derived from products grown or produced in the~~  
438 ~~Puget Sound counties. At the time of the initial application, the applicant shall submit a~~  
439 ~~projection of the source of product sales.~~

440           d. ~~Sales shall be limited to agricultural products and locally made arts and~~  
441 ~~crafts.~~

442           e. ~~Storage areas for agricultural products may be included in a farm store~~  
443 ~~structure or in any accessory building.~~

444           f. ~~Outside lighting is permitted if no off-site glare is allowed.~~

445           21. ~~Limited to hay sales.~~

446           22.)) Only as:

447           a. ~~((an accessory use to a winery or brewery, limited to the tasting of products~~  
448 ~~produced on site;~~

449           b.)) an accessory use to a permitted manufacturing or retail land use, limited to  
450 espresso stands to include sales of beverages and incidental food items, and not to include  
451 drive-through sales; or

452           ((e.)) b. an accessory use to a large active recreation and multiuse park, limited  
453 to a total floor area of three thousand five hundred square feet.

454           ((23.)) 20. Only as:

455           a. an accessory to a large active recreation and multiuse park; or

456           b. an accessory to a park and limited to a total floor area of one thousand five  
457 hundred square feet.



## 2006 Agriculture Code Changes Text – Public Review Draft

458            ~~((24.))~~ 21. Accessory to a park, limited to a total floor area of seven hundred  
459 fifty square feet.

460            ~~((25.))~~ 22. Only as an accessory to:

- 461            a. a large active recreation and multiuse park in the urban growth area; or  
462            b. a park, or a large active recreation and multiuse park in the RA zones, and  
463 limited to a total floor area of seven hundred and fifty square feet.

464            SECTION 7. Ordinance 10870, Section 335, as amended, and K.C.C.

465 21A.08.080 are each hereby amended to read as follows:

466            **Manufacturing land uses.**

467            A. Manufacturing land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use	A		F	M	R	U	R	R	N	B	C	B	R	B	O	I	
C-Conditional Use	I		O	I	U	R	B	E	E	I	U	M	S	E	U	F	N
S-Special Use	C	R	R	M	R	A	S	S	G	B	M	I	I	I	F	D	
	U	E	E	E	A	N	E	I	H	O	N	N	O	N	I	S	
	L	S	S	A	L	A	R	D	B	R	I	S	A	S	C	I	
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)				
20	Food and Kindred Products	P1((P14))	P1		P1((P14))	P1					C		P2 C				
*2082((2084))	Winery/Brewery	P3 ((C12))			P3 ((C13)) C12	P3					C		P				
*	Materials Processing Facility	((P15)) P13	((P16)) P14 C	((P17 C18)) P15 C16									P				
22	Textile Mill Products												C				
23	Apparel and other Textile Products										C		P				
24	Wood Products, except furniture	P4	P4 C5		P4, C5	P4					C6		P				
25	Furniture and Fixtures										C		P				
26	Paper and Allied Products												C				
27	Printing and Publishing								P7	P7	P7C	P7C	P				
28	Chemicals and Allied Products												C				
2911	Petroleum Refining and Related Industries												C				
30	Rubber and Misc. Plastics Products												C				
31	Leather and Leather Goods										C		P				
32	Stone, Clay, Glass and Concrete Products									P6	P9		P				

## 2006 Agriculture Code Changes Text – Public Review Draft

33	Primary Metal Industries										C
34	Fabricated Metal Products										P
35	Industrial and Commercial Machinery										P
351-55	Heavy Machinery and Equipment										C
357	Computer and Office Equipment								C	C	P
36	Electronic and other Electric Equipment								C		P
374	Railroad Equipment										C
376	Guided Missile and Space Vehicle Parts										C
379	Miscellaneous Transportation Vehicles										C
38	Measuring and Controlling Instruments								C	C	P
39	Miscellaneous Light Manufacturing								C		P
*	Motor Vehicle and Bicycle Manufacturing										C
*	Aircraft, Ship and Boat Building										P10C
7534	Tire Retreading								C		P
781-82	Movie Production/Distribution								P		P
<b>GENERAL CROSS REFERENCES:</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06									

- B. Development conditions.
- 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- b. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals. In the RA zone, only when accessory to an agricultural use;
- c.(1) Except as provided in subsection B.1.c.(2) of this section, ((~~the~~))the floor area devoted to all processing shall not exceed ((~~two~~)) three thousand five hundred square feet((-)), unless located within an agricultural structure, such as a barn, that was legally constructed and in existence at least five years at the time of development proposal application;
- (2) In the A zone, on sites thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located within an

## 2006 Agriculture Code Changes Text – Public Review Draft

agricultural structure, such as a barn, that was legally constructed and in existence at least five years at the time of development proposal application;

~~((b-))~~ d. Structures and areas used for processing shall maintain a minimum distance of ~~((seventy-five))~~ forty feet from property lines adjoining residential zones, unless located within an agricultural structure, such as a barn, that was legally constructed and in existence at least five years at the time of development proposal application~~((-))~~;

~~((e))~~ e. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced~~((-))~~;

f. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils and

g. Complementary tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.c. of this section.

2. Except slaughterhouses.

3. ~~((Only as a home industry, subject to K.C.C. chapter 21A.30.))~~ a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

## 2006 Agriculture Code Changes Text – Public Review Draft

- 502            b. In the A zone, only allowed on sites where the primary use is SIC Industry  
503   Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
504   Animals;
- 505            c. The floor area devoted to all processing shall not exceed three thousand five  
506   hundred square feet, unless located within an agricultural structure, such as a barn, that  
507   was legally constructed and in existence at least five years at the time of development  
508   proposal application;
- 509            d. Structures and areas used for processing shall maintain a minimum distance  
510   of forty feet from property lines adjoining residential zones, unless located within an  
511   agricultural structure, such as a barn, that was legally constructed and in existence at least  
512   five years at the time of development proposal application;
- 513            e. Sixty percent or more of the products processed must be grown in the Puget  
514   Sound counties. At the time of initial application, the applicant shall submit a projection  
515   of the source of products to be produced; and
- 516            f. Complementary tasting of products produced on site may be provided. The  
517   area devoted to tasting shall be included in the floor area limitation in subsection B.3.b.  
518   of this section.
- 519            4. Limited to rough milling and planing of products grown on-site with portable  
520   equipment.
- 521            5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,  
522   limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.
- 523            6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and  
524   No. 2431-Millwork, (excluding planing mills).

## 2006 Agriculture Code Changes Text – Public Review Draft

- 525 7. Limited to photocopying and printing services offered to the general public.
- 526 8. Only within enclosed buildings, and as an accessory use to retail sales.
- 527 9. Only within enclosed buildings.
- 528 10. Limited to boat building of craft not exceeding forty-eight feet in length.
- 529 11. For I-zoned sites located outside the urban growth area designated by the
- 530 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
- 531 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
- 532 rural industrial uses as set forth in K.C.C. chapter 21A.12.
- 533 12. ~~((Limited to wineries subject to the following:~~
- 534 ~~a. The total floor area of structures for wineries and any accessory uses are not~~
- 535 ~~to exceed three thousand five hundred square feet, including underground storage, unless~~
- 536 ~~located in existing agricultural structures, including, but not limited to, barns.~~
- 537 ~~b. Expansions of existing agricultural structures used for wineries are not to~~
- 538 ~~exceed three thousand five hundred square feet.~~
- 539 ~~c. At least sixty percent of the grapes or other agricultural products used to~~
- 540 ~~produce the wine must be grown in King County.~~
- 541 ~~d. Structures and areas used for processing are set back a minimum distance of~~
- 542 ~~seventy-five feet from property lines adjacent to residential zones.~~
- 543 ~~e. Wineries must comply with Washington state Department of Ecology and~~
- 544 ~~King County board of health regulations for water usage and wastewater disposal.~~
- 545 ~~Wineries using water from exempt wells must install a water meter.~~
- 546 13.)) Limited to wineries ~~((subject to the following:))~~ and SIC Industry No.
- 547 2082-Malt Beverages;

## 2006 Agriculture Code Changes Text – Public Review Draft

548           ~~((a-))~~ b.(1) Except as provided in subsection B.13.b.(2) of this section, ((F))the  
549 floor area of structures for wineries and breweries and any accessory uses ~~((are limited to~~  
550 ~~a total of))~~ shall not exceed a total of eight thousand square feet~~((, except that))~~. The  
551 floor area may be increased by up to an additional eight thousand square feet of  
552 underground storage that is constructed completely below natural grade, not including  
553 required exits and access points, ~~((may add an additional eight thousand square feet~~  
554 ~~provided that))~~ if the underground storage is at least one foot below the surface and is not  
555 visible above ground ~~((and must meet the following:))~~; and

556           (2) On Vashon-Maury Island, the total floor area of structures for wineries  
557 and breweries and any accessory uses may not exceed six thousand square feet, including  
558 underground storage;

559           ~~((1))~~ c. Wineries and breweries ((must)) shall comply with Washington state  
560 Department of Ecology and King County board of health regulations for water usage and  
561 wastewater disposal. Wineries and breweries using water from exempt wells ~~((are to))~~  
562 shall install a water meter~~((:))~~;

563           ~~((2))~~ ~~Clearing on the site is limited to a maximum of thirty-five percent of the~~  
564 ~~lot area or the amount previously legally cleared, whichever is greater. Removal of~~  
565 ~~noxious weeds and invasive vegetation is exempt from this clearing limitation. The~~  
566 ~~remainder of the site is to be managed under a forest management plan approved by the~~  
567 ~~King County department of natural resources and parks.~~

568           ~~((3))~~ d. Off-street parking is limited to one hundred and fifty percent of the  
569 minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030~~((:))~~;

## 2006 Agriculture Code Changes Text – Public Review Draft

570           ~~((4))~~ e. Structures and areas used for processing ~~((are))~~ shall be set back a  
571   minimum distance of ~~((seventy-five))~~ forty feet from property lines adjacent to residential  
572   zones, unless the processing is located within an agricultural structure, such as a barn,  
573   that was legally constructed and in existence at least five years at the time of  
574   development proposal application((-));

575           ~~((b-))~~ f. The minimum lot size shall be five acres. If the total floor area of  
576   ~~((S))~~ structures for wineries and breweries and any accessory uses ((that)) exceed six  
577   thousand square feet, ~~((of total floor area))~~ including underground storage ~~((must))~~:

578           (1) ~~((have a))~~ the minimum lot size ((of)) shall be ten acres; and

579           (2) ~~((use))~~ a minimum of two and one-half acres of the site shall be used for  
580   the growing of agricultural products~~((;-))~~;

581           ~~((e. Structures for wineries and any accessory uses that do not exceed a six~~  
582   ~~thousand square feet of total floor area, including underground storage, must have a~~  
583   ~~minimum lot size of five acres.~~

584           ~~d. On Vashon Maury Island, the total floor area of structures for wineries and~~  
585   ~~any accessory uses located may not exceed six thousand square feet including~~  
586   ~~underground storage and must have a minimum lot size of five acres.))~~

587           g. The facility shall be limited to processing agricultural products and sixty  
588   percent or more of the products processed must be grown in the Puget Sound counties.  
589   At the time of initial application, the applicant shall submit a projection of the source of  
590   products to be processed; and

## 2006 Agriculture Code Changes Text – Public Review Draft

h. Complementary tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.13.b of this section.

~~((14. Accessory to agriculture uses provided:~~

~~a. In the RA zones and on lots less than thirty five acres in the A zones, the floor area devoted to processing shall not exceed three thousand five hundred square feet unless located in a farm structure, including, but not limited to barns, existing as of December 31, 2003.~~

~~b. On lots at least thirty five acres in the A zones, the floor area devoted to processing shall not exceed seven thousand square feet unless located in a farm structure, including, but not limited to barns, existing as of December 31, 2003.~~

~~c. In the A zones, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils.~~

~~d. Structures and areas used for processing shall maintain a minimum distance of seventy five feet from property lines adjoining residential zones.~~

~~e. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be processed.~~

~~15.))~~ 13. Limited to source separated organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.



## 2006 Agriculture Code Changes Text – Public Review Draft

614           ~~((14.))~~ 14. Only on the same lot or same group of lots under common ownership  
615 or documented legal control, which includes, but is not limited to, fee simple ownership,  
616 a long-term lease or an easement:

617           a. as accessory to a primary forestry use and at a scale appropriate to process  
618 the organic waste generated on the site; or

619           b. as a continuation of a sawmill or lumber manufacturing use only for that  
620 period to complete delivery of products or projects under contract at the end of the  
621 sawmill or lumber manufacturing activity.

622           ~~((17.))~~ 15. Only on the same lot or same group of lots under common ownership  
623 or documented legal control, which includes, but is not limited to, fee simple ownership,  
624 a long-term lease or an easement:

625           a. as accessory to a primary mineral use; or

626           b. as a continuation of a mineral processing use only for that period to  
627 complete delivery of products or projects under contract at the end of mineral extraction.

628           ~~((18.))~~ 16. Continuation of a materials processing facility after reclamation in  
629 accordance with an approved reclamation plan.